

P 2-355 At 356 O'Clock P M

AUG 20 1999 dp

SUE HODGES

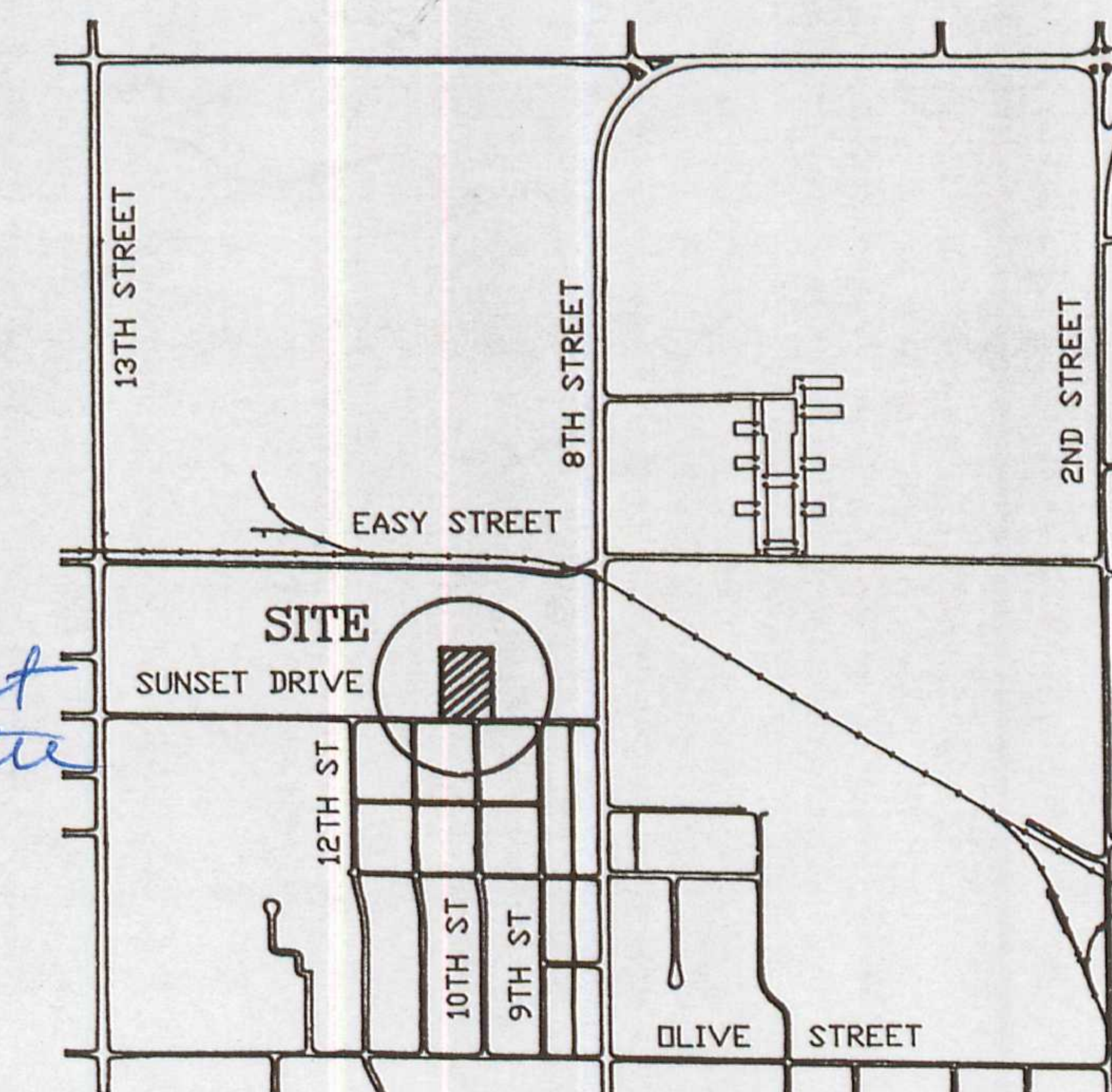
City and Recorder
Benton County, Arkansas, 2019

PROPERTY DESCRIPTION - LOT 8E

A part of Lot 8-B of the Lot Split of Lot 8 of the R.L. Hayes Subdivision of the N1/2 of the SW1/4 of Section 1, Township 19 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, as shown in Plat Record Book 21L at Page 67, and being described as follows:
Commencing at a found iron pin on the South Right-of-Way Line of Easy Street and 50 feet South of the NW Corner of Lot 8 of the R.L. Hayes Subdivision to the City of Rogers; thence South 02 degrees, 26 minutes, 05 seconds East 494.89 feet to the TRUE POINT OF BEGINNING, said point being a found iron pin thence North 87 degrees, 57 minutes, 20 seconds East 153.24 feet to the TRUE POINT OF BEGINNING, said point being a set iron pin thence North 87 degrees, 57 minutes, 20 seconds East 108.00 feet to a found iron pin thence South 02 degrees, 24 minutes, 12 seconds East 259.18 feet to a found iron pin on the North Right-of-Way Line of Sunset Drive to the City of Rogers, Arkansas; thence along the North Right-of-Way Line of Sunset Drive, South 88 degrees, 33 minutes, 00 seconds West 108.01 feet to a set iron pin thence leaving the Right-of-Way Line of Sunset Drive, North 02 degrees, 24 minutes, 12 seconds West 258.06 feet to the TRUE POINT OF BEGINNING, containing 0.64 acres.

BASIS OF BEARINGS: THE EAST LINE OF MAJESTIC ACRES SUBDIVISION TO THE CITY OF ROGERS, AS SHOWN IN PLAT RECORD BOOK 'A-15' AT PAGE 180 IN THE OFFICE OF THE BENTON COUNTY, ARKANSAS CIRCUIT CLERK.

THIS PROPERTY DOES NOT LIE WITHIN FLOOD ZONE 'A' OR ZONE 'AE' AS ESTABLISHED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROGERS, ARKANSAS. COMMUNITY PANEL NO. 050013 0155 E; EFFECTIVE DATE: SEPT. 18, 1991.



VICINITY MAP

REPLAT

**LOT SPLIT OF LOT 8-B R.L. HAYES SUBDIVISION
TO LOTS 8-C, LOT 8-D AND LOT 8-E OF THE R.L. HAYES
SUBDIVISION TO THE CITY OF ROGERS, ARKANSAS**

SCALE: 1" = 100'	DATE: JULY 26, 1999	DRAWN BY: D.P.
JOB NO. 95079A ZDISK 99-03	Phillips Land Surveying Inc. P.O. Box 1026 Rogers, Ar 72757-1026 201 So. 20th Street Suite 16 (501) 631-7248 (Fax) 631-6754	
STATE RECORDING NO. N/A		

PROPERTY DESCRIPTION - LOT 8C

A part of Lot 8-B of the Lot Split of Lot 8 of the R.L. Hayes Subdivision of the N1/2 of the SW1/4 of Section 1, Township 19 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, as shown in Plat Record Book 21L at Page 67, and being described as follows:
Commencing at a found iron pin on the South Right-of-Way Line of Easy Street and 50 feet South of the NW Corner of Lot 8 of the R.L. Hayes Subdivision to the City of Rogers; thence South 02 degrees, 26 minutes, 05 seconds East 494.89 feet to the TRUE POINT OF BEGINNING, said point being a found iron pin thence North 87 degrees, 57 minutes, 20 seconds East 76.62 feet to a set iron pin thence South 02 degrees, 25 minutes, 08 seconds East 257.27 feet to a set iron pin on the North Right-of-Way Line of Sunset Drive to the City of Rogers, Arkansas; thence along the North Right-of-Way Line of Sunset Drive, South 88 degrees, 33 minutes, 00 seconds West 76.56 feet to a found iron pin thence leaving the Right-of-Way Line of Sunset Drive, North 02 degrees, 26 minutes, 05 seconds West 256.48 feet to the TRUE POINT OF BEGINNING, containing 0.45 acres.

PROPERTY DESCRIPTION - LOT 8D

A part of Lot 8-B of the Lot Split of Lot 8 of the R.L. Hayes Subdivision of the N1/2 of the SW1/4 of Section 1, Township 19 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, as shown in Plat Record Book 21L at Page 67, and being described as follows:
Commencing at a found iron pin on the South Right-of-Way Line of Easy Street and 50 feet South of the NW Corner of Lot 8 of the R.L. Hayes Subdivision to the City of Rogers; thence South 02 degrees, 26 minutes, 05 seconds East 494.89 feet and North 87 degrees, 57 minutes, 20 seconds East 76.62 feet to the TRUE POINT OF BEGINNING, said point being a set iron pin thence North 87 degrees, 57 minutes, 20 seconds East 76.62 feet to a set iron pin thence South 02 degrees, 24 minutes, 12 seconds East 258.06 feet to a set iron pin on the North Right-of-Way Line of Sunset Drive to the City of Rogers, Arkansas; thence along the North Right-of-Way Line of Sunset Drive, South 88 degrees, 33 minutes, 00 seconds West 76.56 feet to a set iron pin thence leaving the Right-of-Way Line of Sunset Drive, North 02 degrees, 25 minutes, 08 seconds West 257.27 feet to the TRUE POINT OF BEGINNING, containing 0.45 acres.

CERTIFICATE OF DEDICATION

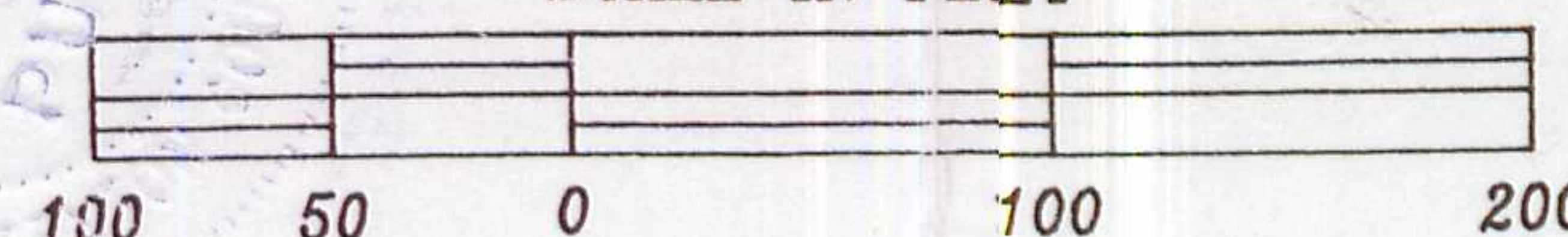
WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF ROGERS, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

DATED 8-19-99
STATE OF ARKANSAS)
COUNTY OF BENTON) SS
SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF August, 1999.
MY COMMISSION EXPIRES: April 21, 2004

CITY OF ROGERS ACCEPTANCE
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 3 DAY OF August, 1999.

CHAIRMAN Michael S. Hurre

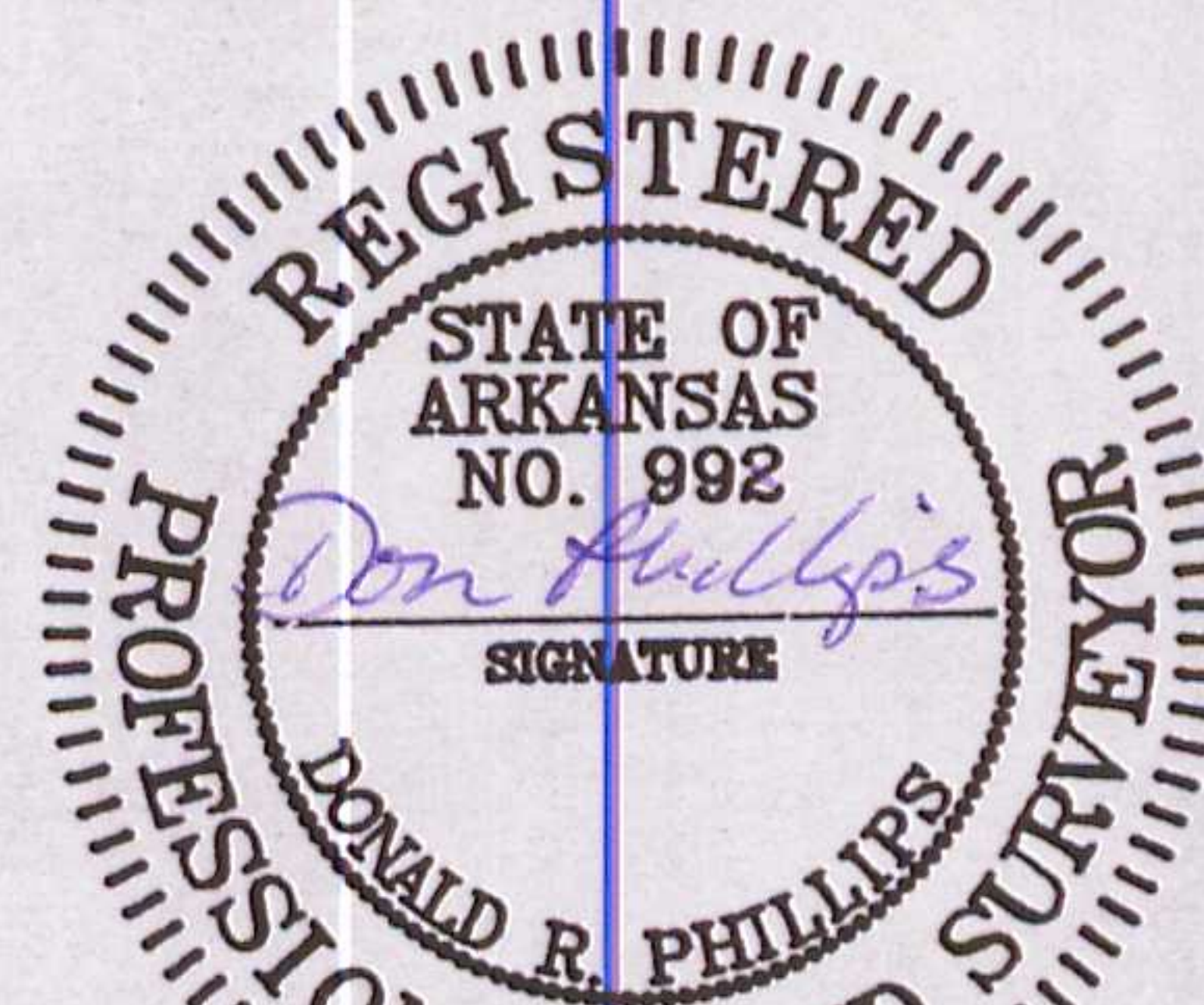
SCALE IN FEET



NW CORNER
LOT 8
R.L. HAYES SUDB.
ROGERS, ARK.

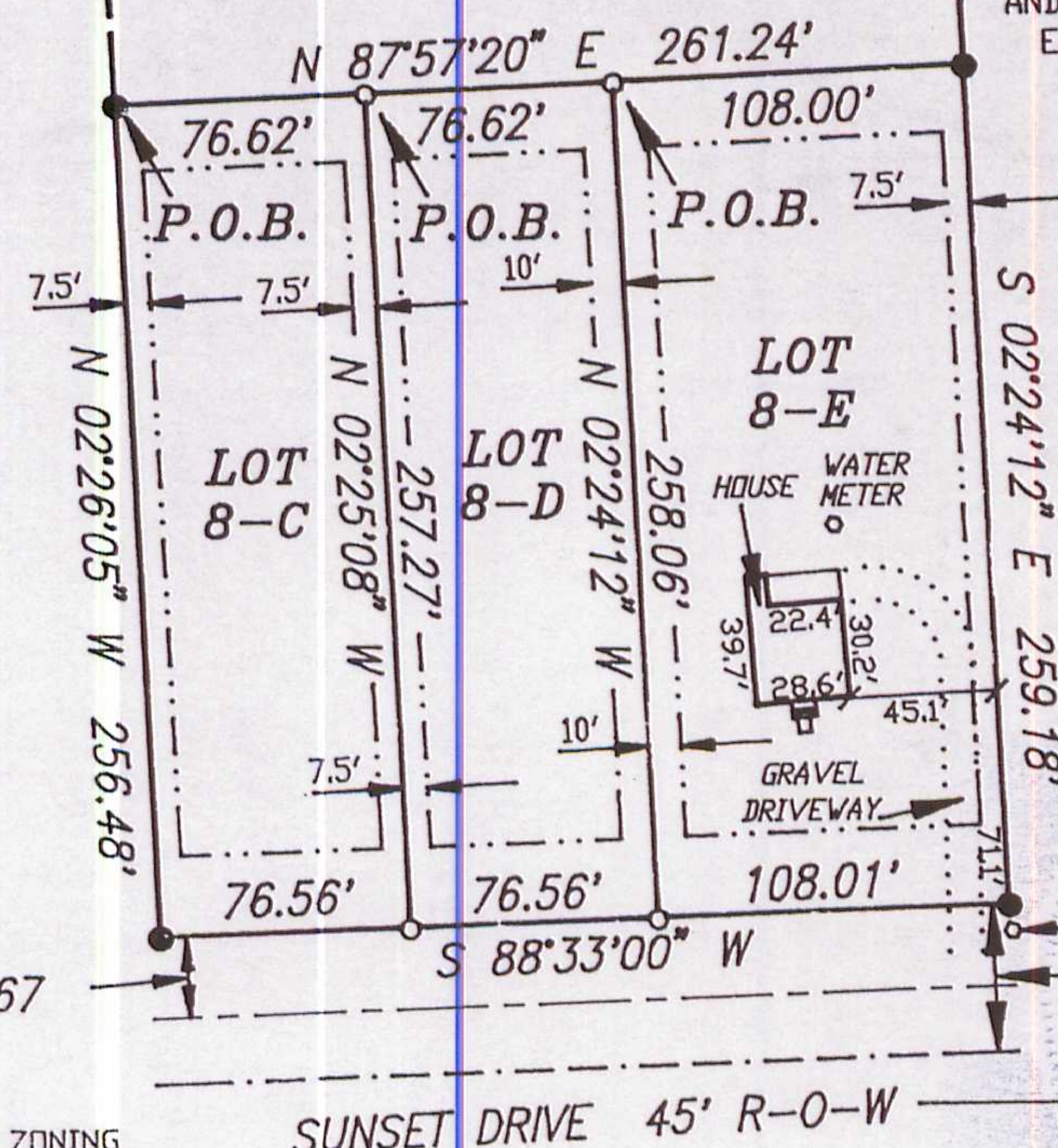
OWNER AND DEVELOPER:
RHONDA WOODRUFF TRUST
1303 W. BIRCH
ROGERS, ARKANSAS
636-1180

LOT 8-A
2.97 ACRES
ZONED I-1
PLAT 21L-67
NOT A PART OF
THIS LOT SPLIT



IF THE SIGNATURE ON THIS SEAL IS NOT VIOLET COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

BUILDING SETBACK
LINE AND UTILITY
AND DRAINAGE
EASEMENT

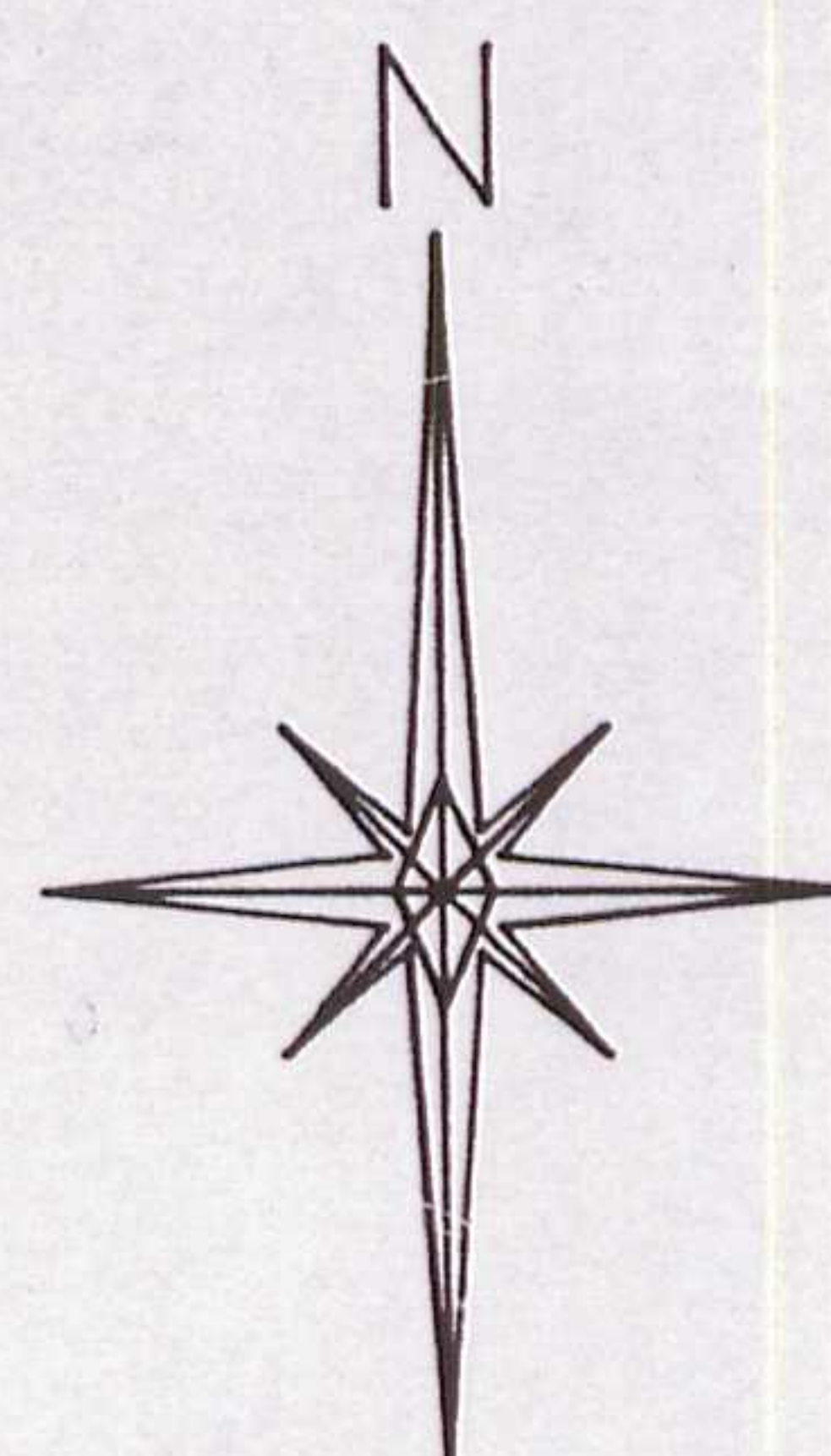


25' RIGHT OF WAY
DEDICATED BY PLAT 21L-67

BUILDING SETBACKS FOR R-2 ZONING
FRONT --- 25 FEET
REAR --- 20 FEET
SIDE --- 7.5 FEET

LEGEND

- FOUND IRON PIN
- SET IRON PIN



ZONED R-2